

U.S. Department
of Transportation

United States
Coast Guard



Commandant
United States Coast Guard

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COMDTINST 11010.11B
JUN 25 1996

COMMANDANT INSTRUCTION 11010.11B

Subj: REAL PROPERTY FACILITY USE CODES

1. PURPOSE. This instruction establishes the policy and procedure for assignment of Use Codes to real property assets.
2. ACTION. Commanders of maintenance and logistics commands and commanding officers of headquarters units shall ensure compliance with the provisions of this instruction.
3. DIRECTIVES AFFECTED. COMDTINST M11010.11A is cancelled.
4. DISCUSSION. Use Codes categorize each shore facility by its functional use and are recorded in the Civil Engineering Database System (CEDs). Use Codes along with facility unit cost data are used to calculate the Shore Facility Plant Replacement Value (PRV). PRV is integral to the Civil Engineering Program's results-oriented program measures as well as AFC-43 funds budget requests and distribution.
5. PROCEDURE. The enclosed procedures shall be followed for coding and recording all real property facilities in CEDs.

/s/ E. J. BARRETT
Chief, Systems

Encl: (1) Real Property Facility Use Codes Guidance

Real Property Facility Use Codes Guidance

- A. Introduction and Scope. Use Codes are required to identify and catalog shore facilities of the Coast Guard by their functional use.
1. Coast Guard Use Codes are based on the Department of Defense (DoD) Tri-Service Committee on Cost Engineering's coding system which is linked to General Services Administration (GSA) codes as listed in 41 CFR chapter 101 3.4901.1166. This compatibility allows the Coast Guard to calculate the Shore Facility Plant Replacement Value (PRV), respond to Congressional inquiries, exchange information with other Government agencies and standardize the coding system/methodology used throughout the Federal Government.
 2. Each facility Use Code is automatically linked to a unit of measure, cost per unit, GSA record type, and GSA Use Code. These values are maintained and updated by G-SEC-1. They cannot be modified by field units.
 3. **To print out a Use Codes listing which is loaded in CEDS, use the "Property Use Codes Report" function, option 5.3.8.5.**
- B. Use Code Structure. Use Codes are three digit numbers broken down into two digit subcategories that describe each property type as follows:
- 111-149: Operations (This includes ATONs)
 - 150-169: Waterfront Facilities
 - 170-179: Training Facilities
 - 210-219: Maintenance Facilities
 - 220-229: Production Facilities
 - 300-390: Research, Development, Test & Evaluation Facilities (RDT&E)
 - 400-451: Supply Facilities
 - 500-550: Hospital, Medical and Dental Facilities
 - 600-690: Administrative Facilities
 - 711-714: Family Housing Facilities
 - 720-725: Unaccompanied Personnel Housing Facilities
 - 730-750: Community Facilities
 - 760: Museums and Memorials
 - 800-890: Utilities and Ground Improvements
 - 911: Land
- C. Multi-Use Facilities. If a facility is used for more than one purpose, the major functional use should be reported. If this cannot be determined then the function which occupies the greatest area shall apply.

Enclosure (1) to COMDTINST 11010.11B

- D. Facility Functions. Some facility functions may not exactly match with those available in the Use Code listing. In these cases select the function that most closely matches the actual function of the facility. If no Use Code is remotely similar to the actual facility function, a special Use Code may be requested from (G-SEC-1B).
- E. Units of Measure. For each use code, there is one standard unit of measure. The CEDS Use Codes Report lists these units of measure. When updating or entering a record, CEDS will display the appropriate measure. It is important to validate that the correct measurement unit is used (e.g. buildings are measured in square feet, land is measured in acres, and structures are measured in various units as listed below). Unless otherwise noted, all area measurements are gross versus net.

UNITS OF MEASURE

AC	ACRES	KW	KILOWATTS
BD	HOSPITAL BEDS	LA	LANES (Bowling)
BL	BARRELS (42 gal EA)	LF	LINEAR FEET
BX	BOXES (Fire Alarms)	MB	MILLIONS OF BTU'S (Capacity)
CF	CUBIC FEET	ME	METERS (Length)
CM	CF/MINUTE	MG	MILLIONS OF GALLONS
CP	CANDLE POWER	MI	STATUTE MILES
CY	CUBIC YARDS	MN	MEN/PERSONS
DS	DEPTH OF WATER OVER SILL @ HIGH TIDE	NS	NET SQUARE FEET OF STORAGE
DW	DEPTH OF WATER @ LOW TIDE	OL	OUTLETS, NUMBER OF
EA	EACH	OU	OPERATING UNITS
FA	FAMILY UNITS (Housing)	PH	POUNDS PER HOUR
LB	LINEAR FEET OF BERTHING Ships/Boats/Small Craft	SE	SEATS, NUMBER OF
FP	FIRING POINT (Firing Ranges)	SF	SQUARE FEET
GA	GALLONS	SH	STACKING HEIGHT
GM	GALLONS PER MINUTE	SI	SITES
HO	HOLES (Golf Courses)	SP	STARTING POINT
KG	THOUSANDS OF GALLONS PER DAY CAPACITY	SY	SQUARE YARDS
KV	KILOVOLT AMPERES	TC	TOTAL CUBIC FT
		TH	TONS PER HOUR (Capacity)
		TN	TONS (Capacity)
		VE	NUMBER OF VEHICLES

F. PRV Calculation.

1. PRV Calculation Methodology:

- a. Replacement Cost = (Magnitude of unit of measure)
x (Unit Cost) x (GCI)

GCI = Geographic Cost Index. This factor accounts for the differences in costs in different

locations. GCI compares costs at a specific location against the costs in the Washington, D.C. area. GCI cannot be modified by field units.

- b. Land value is not a component in PRV calculations.
- c. A unit's PRV may be determined using the Shore Facility Inventory Report. This is option 3.1.4.2 in CEDS.

G. Facility Classification. There are one of three facility classifications that must be included with every record in CEDS.

Code	Term	Definition
P	PERMANENT	A facility constructed with a highly durable exterior structural framing of substantial building materials such as masonry, concrete or steel; finished interior (where normally applicable); and expected to be useful for its designed function with minimum maintenance for a period of at least 50 years.
S	SEMI-PERM	A facility constructed with moderately durable exterior structural framing of substantial building materials such as masonry, concrete or steel; interior finished or unfinished; and expected to be useful for its designed function with moderate or high maintenance for 25 years, but not less than 10 years.
T	TEMPORARY	A facility constructed with nondurable exterior structural framing of lesser grades such as wood or light gauge steel; nonexisting or low grade interior finishes; and expected to provide minimum facilities for 5 years without regard to the degree of maintenance.

H. Property Types. Each facility in CEDS is classified as one of three property types:

Code	Term	Definition
B	Building	All buildings
L	Land	Any parcel of land
S	Structure	Anything not defined as a building or land

Enclosure (1) to COMDTINST 11010.11B

I. Changes. Requests for creating unique Use Codes shall be made to Commandant(G-SEC-1B) and shall include the following:

1. Unit name and OPFAC requesting new Use Code.
2. Information on the facility requiring revision.
3. Reasons why the established Use Codes will not fit the functional use of the property.

J. Responsibility for PRV related data elements in CEDS.

1. Data Entry:
 - a. Use Codes for individual facilities are selected and entered by the responsible CEU or Headquarters FED.
 - b. The size of a shore facility is entered by the responsible CEU or Headquarters FED.
2. Policy and Data Review:
 - a. G-SEC-1 periodically reviews the unit costs, use codes, and GCI and is responsible for policies concerning these data elements.

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:	:	Primary	:
:Data Element :	Entry Responsibility :	Policy/Data Review	:
+-----+			
: Unit Cost :	COMDT (G-SEC)	: COMDT (G-SEC-1)	:
+-----+			
: Use Code :	CEUs & HQ FEDs	: COMDT (G-SEC-1)	:
+-----+			
: Size :	CEUs & HQ FEDs	: COMDT (G-SEC-1)	:
+-----+			
: GCI :	COMDT (G-SEC)	: COMDT (G-SEC-1)	:
+-----+			